

## CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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**P.A.S.:** Final Plat No. 01033  
Villa Van Dorn 1<sup>st</sup> Addition

**DATE:** April 30, 2002

**PROPOSAL:** A final plat consisting of 6 lots

**LAND AREA:** 1.667 acres, more or less

**CONCLUSION:** Final plat is in conformance with the preliminary plat.

<b><u>RECOMMENDATION:</u></b>
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Approval
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Outlot H, Vestecka's Villa Van Dorn, located in the SE 1/4 of Section 33, T10N, R6E of the 6<sup>th</sup> P.M., Lancaster County, Nebraska.

**LOCATION:** SW 15<sup>th</sup> Street and Patterson Drive

**APPLICANT:** Ron E. Ross  
Ross Engineering  
201 N. 8<sup>th</sup> Street - Suite 401  
Lincoln, NE 68508  
(402) 441-7620

**OWNER:** Aspen Builders, Inc.  
6120 Village Dr., Suite B  
Lincoln, NE 68516

**CONTACT:** August Ponstingl  
Ross Engineering

**EXISTING ZONING:** R-3 Residential

**EXISTING LAND USE:** Vacant

### **SURROUNDING LAND USE AND ZONING:**

North:	R-3	Single family
South:	R-3	Single family
East:	R-3	Single family
West:	R-3	Vacant - platted for single family

**HISTORY:**

**May 12, 1997** City Council accepted the Vestecka's Villa Van Dorn Preliminary Plat No. 96026. This Preliminary Plat included all lots within this Final Plat.

**Feb. 11, 1991** City Council accepted the Villa Van Dorn Preliminary Plat No. 90401. This Preliminary Plat covered Block 1 and Lots 1 and 2, Block 2.

**UTILITIES:** Will be provided with this plat.

**TRAFFIC ANALYSIS:** The streets abutting this plat are all local.

**ANALYSIS:**

1. The final plat conforms to the approved Vestecka's Villa Van Dorn Preliminary Plat. The applicant asked that this final plat be named after the earlier Preliminary Plat. This request is acceptable - this final plat abuts Villa Van Dorn Addition.
2. Executive Orders have been approved for the completion of street paving, public water distribution, wastewater collection, and drainage facilities. An agreement for escrow of security fund has been accepted for the completion of sidewalks, street trees, permanent markers, and public street lights.
3. There are no delinquent taxes against the land and there are no liens for taxes which have been levied but not yet delinquent.
4. A subdivision agreement is required and will be submitted to the owners for their signature.

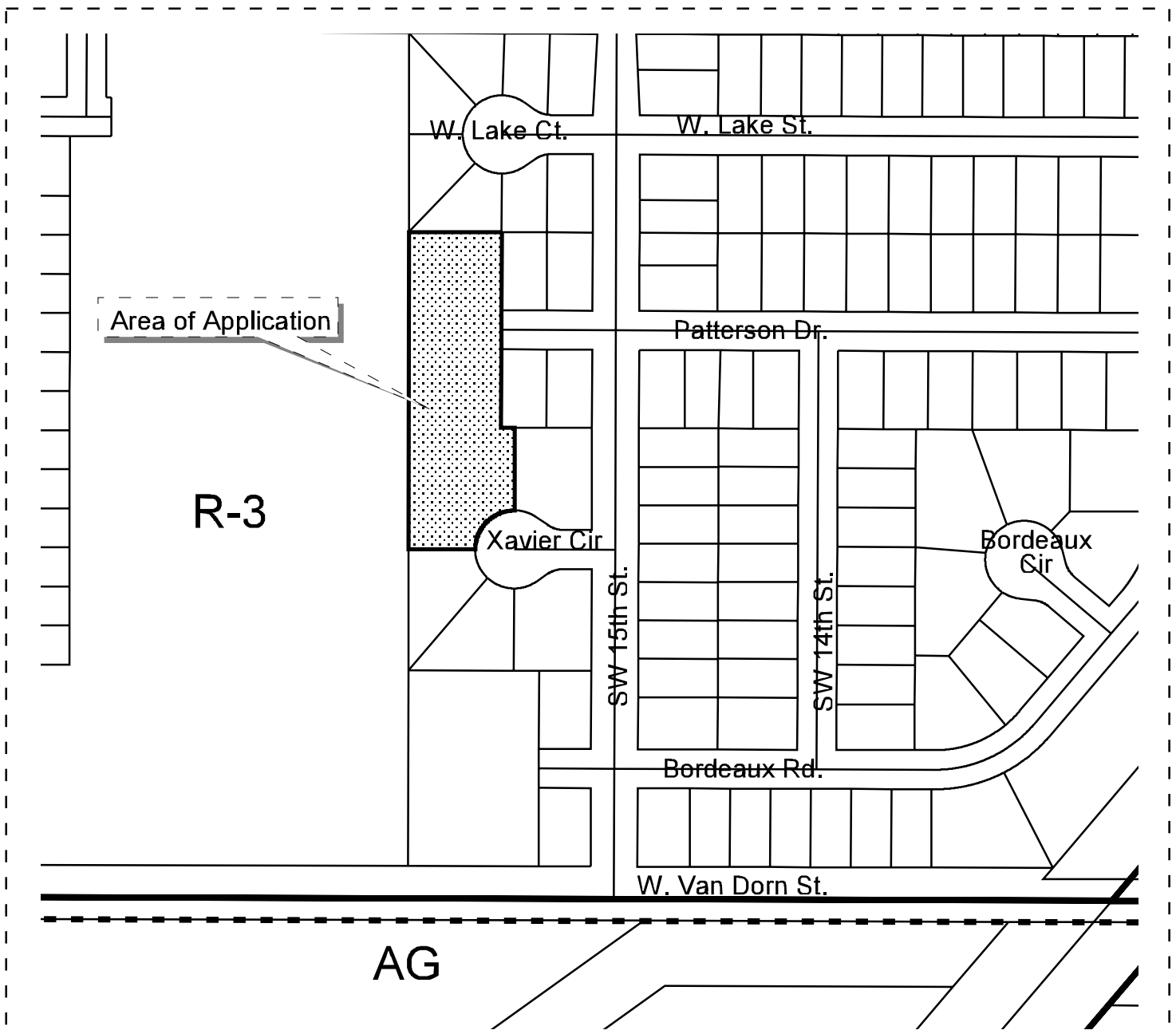
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Jason Reynolds  
Planner



**Final Plat #01033**  
**Villa Van Dorn Second Addition**



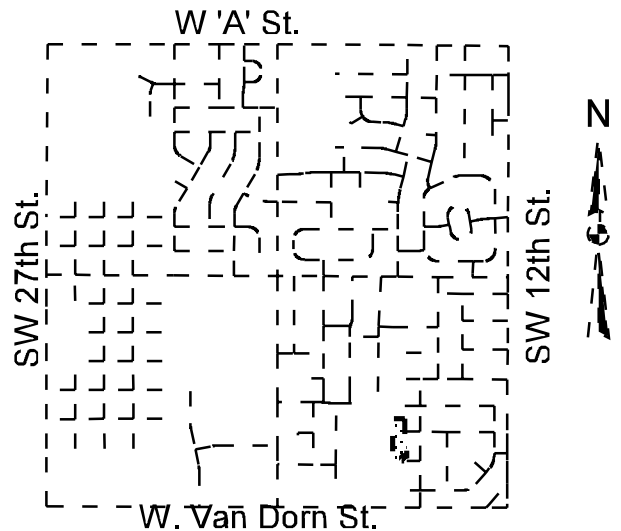
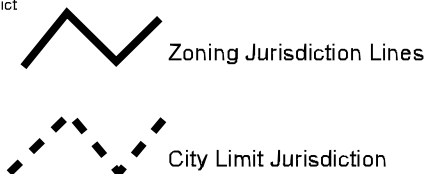


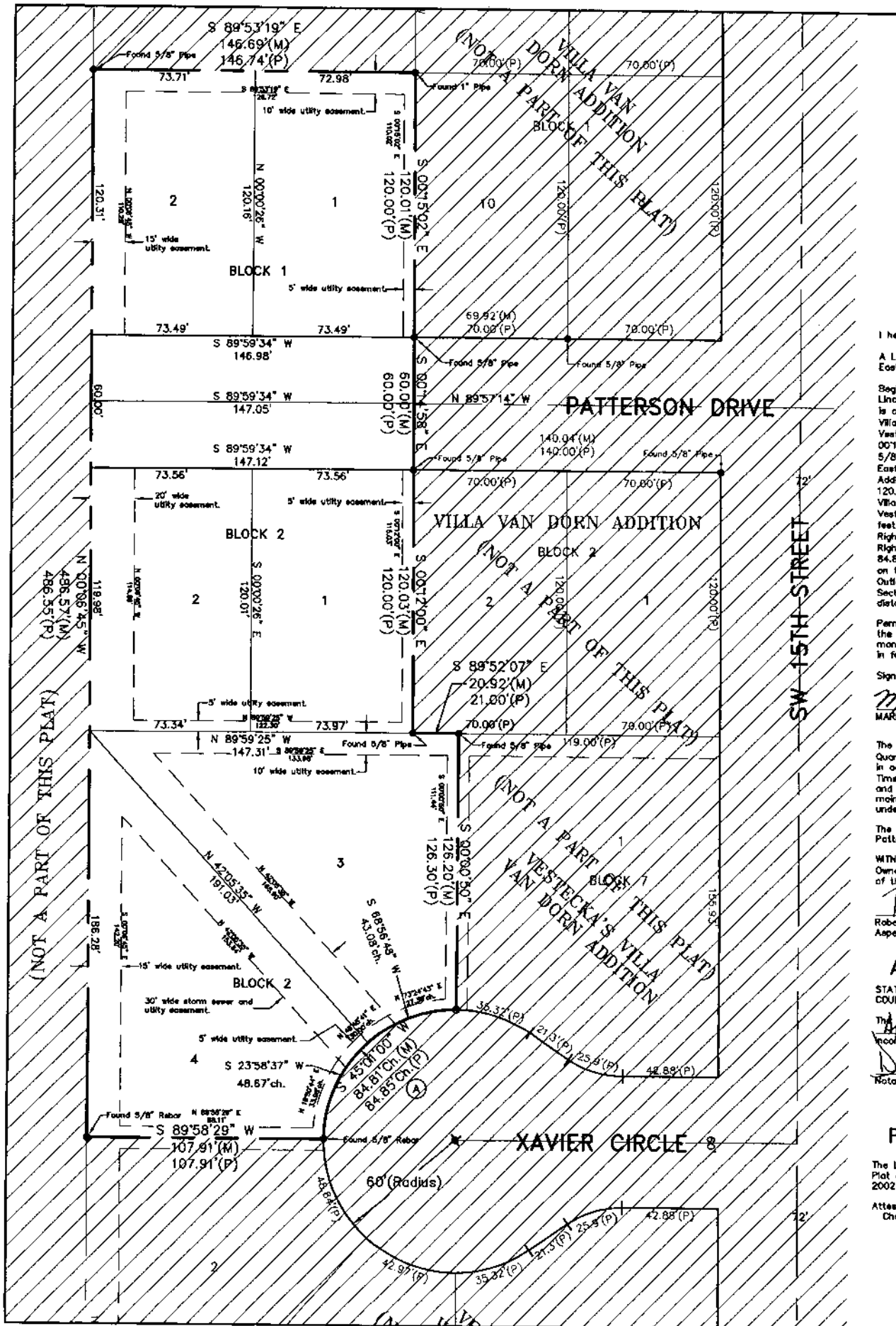
## Final Plat #01033 Villa Van Dorn Second Addition

### Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile  
Sec. 33 T10N R6E





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